

**TRANSFER
TAX
PAID**

Doc # 2004019648
Book 8015 Page 0059

WARRANTY DEED
Joint Tenancy

27-30

Charles R. Sturgell and Kathleen A. Sturgell, of Waterville, Maine for consideration paid,
grant to

Hayward E. Chapman and Vickie S. Chapman, of Belgrade, State of Maine, whose mailing
address is 308 Point Road, Belgrade, Maine 04917 as **JOINT TENANTS**

with **WARRANTY COVENANTS**

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in
Waterville, County of Kennebec, State of Maine, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set their hand(s) and seal(s) this 24th day of June,
2004.

Beatrice Dostie
Witness

to R. Gifford
Witness

Charles R. Sturgell
Charles R. Sturgell

Kathleen A. Sturgell
Kathleen A. Sturgell

State of Maine
County of Kennebec, ss.

June 24, 2004

Then personally appeared the above-named **Charles R. Sturgell and Kathleen A. Sturgell** and acknowledged the foregoing to be their free act and deed.

Before me,

Beatrice Dostie
Name:

Notary Public/Attorney-at-Law

Commission expires:

BEATRICE DOSTIE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 25, 2006

SEAL

2) R. Gifford

Exhibit A - Property Description

Closing date: June 25, 2004
Borrower(s): Hayward E. Chapman and Vickie S. Chapman
Property Address: 88 West River Road, Waterville, Maine 04901

27-30

The certain land and premises, with all buildings and improvements thereon, situated in the City of Waterville, Kennebec County and State of Maine, bounded and described as follows, to wit:

Lot #2 as depicted on Plan entitled "West Ridge, a Proposed Subdivision of Gerald C. and Elizabeth A. Tipper on West River Road" surveyed by Northeast Land Surveys, Inc., dated April 19, 1989, and recorded in Kennebec County Registry of Deeds, File No. D-89132, and to which Plan reference is made for a more particular description of the premises herein conveyed.

Also conveying an easement across Lot #1 for sewerage lines to serve Lot #2, the location of such easement being more particularly described as follows, to wit: beginning at a point on the westerly line of Lot #1, said point being South twenty-six degrees zero minutes East (S 26° 0' E) a distance of Two Hundred One and nine hundredths (201.9) feet from a steel pin marking the northwest corner of said Lot #1; thence North sixty-four degree forty minutes East (N 64° 40' E) a distance of One Hundred One and three hundredths (101.3) feet to a point on the westerly line of Lot #2; thence South twenty-six degree one minute East (S 26° 01' E) a distance of Thirty (30) feet to a point; thence South sixty-four degrees forty minutes West (S 64° 40' W) a distance of One Hundred One and three hundredths (101.3) feet to a point on the westerly line of Lot #1; thence North twenty-six degrees zero minutes East (N 26° 0' E) a distance of Thirty (30) feet to the point of beginning.

Excepting and reserving to Gerald C. Tipper and Elizabeth A. Tipper, their heirs, and assigns the right to have any sewer lines servicing Lot #1, tie into the manhole to be located approximately where the above-described sewerage easement intersects with the property lines between Lots #1 and #2. Installation and costs of installation of the manhole shall be the responsibility of the within grantee; however, costs for maintaining the said manhole and the common sewer line running from said manhole to the City's manhole shall be shared equally between the owners of Lots #1 and #2.

This conveyance is expressly subject to the restriction that not more than one single family residence, exclusive of outbuildings, shall be allowed on the above-described lot. This restriction shall run with the land and relate to all of the lots as depicted on the above-referred to subdivision plan.

Being the same premises described in a deed from Ann H. Barrows to Charles R. Sturgell and Kathleen A. Sturgell dated December 13, 2002 and recorded in Book 7196, Page 280 of the Kennebec County Registry of Deeds.

Received Kennebec SS.
07/01/2004 8:10AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

C04-17085